

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2702/58 Clarke Street, Southbank Vic 3006

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$360,000

Median sale price

Median price \$557,500

House

Unit

X

Suburb

Southbank

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10.14/220 Spencer St MELBOURNE 3000	\$365,000	26/09/2017
2	4906/33 Rose La MELBOURNE 3000	\$355,000	19/09/2017
3	2807/5 Sutherland St MELBOURNE 3000	\$350,000	01/09/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000

Median Unit Price

September quarter 2017: \$557,500

Comparable Properties



10.14/220 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$365,000

Method: Private Sale

Date: 26/09/2017

Rooms: 3

Property Type: Apartment



4906/33 Rose La MELBOURNE 3000 (REI) Agent Comments



Price: \$355,000

Method: Private Sale

Date: 19/09/2017

Rooms: 2

Property Type: Apartment

Land Size: 44 sqm approx



2807/5 Sutherland St MELBOURNE 3000 (REI) Agent Comments



Price: \$350,000

Method: Private Sale

Date: 01/09/2017

Rooms: 3

Property Type: Apartment